

Facts About Real Property Tax Exemptions



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North
Hempstead**



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2018-2019 PROPERTY TAX EXEMPTIONS

FILING DEADLINE JANUARY 2, 2018

At the Town of North Hempstead, we are working hard to let you know different ways to lower your tax payment. We do NOT set your property taxes, but we will do everything in our power so that you do not pay more than your fair share.

When you receive an exemption, a portion of your property's assessed value is subtracted before calculating the taxes owed. STAR savings are capped at 2% of prior year savings. Some exemptions are local-option. That means the county, town, school district and village can decide whether to grant those exemptions or set their own eligibility standards.

REMINDER: Please contact the Department of Assessment before you change the name on your deed or certificate of shares or are changing your place of residence to ensure that you are not jeopardizing your property exemptions.

NEW YORK STATE SCHOOL TAX RELIEF PROGRAM (STAR)

The STAR Program provides relief from school property taxes for owner-occupied primary residences. There have been some changes to the STAR Program this year, and how certain owners will receive their STAR benefit.

If you have an **EXISTING** STAR Exemption, you will continue to receive the Exemption on your School Tax bill.

NEW applicants who purchased their home after January 2, 2015, or did not previously receive the STAR Exemption must now register with the New York State Department of Taxation and Finance (instead of applying to the Nassau County Department of Assessment). If they qualify, they will receive a STAR Credit in the form of a check from New York State, rather than receiving an Exemption on their School Tax bill. The dollar value of the STAR Credit will be the same as the STAR Exemption. **The annual registration deadline with NY State for the STAR Credit Program only is July 1st.**

Please refer to the [Facts About the STAR Program](#) brochure for more details.

SENIOR CITIZENS' REAL PROPERTY TAX EXEMPTION

Eligible seniors can receive a property tax reduction of 5-50% on county, town and school taxes, (excluding special districts), if the combined annual income of the property owners is within the range specified by state law*. The 50% exemption applies to persons whose income is up to the minimum of \$29,000*. The lesser exemption applies to persons whose income is under the maximum*. Maximum income for the 2018-2019 School Tax roll is \$37,399, based on your 2016 income tax return.]

***Income subject to change annually.**

All income counts toward eligibility, not just the amount reported on income tax returns. Social Security and non-taxable income count as income under this state law. Income does not include welfare payments, supplemental security income, gifts, or inheritances. Unreimbursed medical expenses and unreimbursed prescription drugs are "deductible" from the total income as is Veterans Disability Compensation.

To qualify, all owners must be 65 or older, except if a husband and wife apply, only one needs to be 65, but both incomes must be counted, even if only one spouse owns the property. Siblings may also be owners of the property; at least one of those persons must be age 65. As with married couples, all of the income of all of the owners is applied to determining the total income.

The Senior Citizens' Exemption is a local-option law. As such, the income level for eligibility, as well as allowing deductions for unreimbursed medical expenses, unreimbursed prescription expenses, and veterans disability compensation may vary from one school district to another.

For a more complete explanation of what is required to verify income, please see the application.

EXEMPTION FOR PERSONS WITH DISABILITIES AND LIMITED INCOME



This exemption is similar to the Senior Citizens' Exemption, using the same criteria for income*, residency and ownership. However, an individual's age is not a factor in determining eligibility for the exemption. To be eligible, an applicant must have a physical or mental impairment, not due to current use of alcohol or illegal drug use. The impairment must substantially limit that person's ability to engage in one or more major life activities, such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning or working.

The applicant must submit one of the following: An award letter from the Social Security Administration or Railroad Retirement Board certifying the applicant's eligibility to receive Social Security

Disability Insurance (SSDI), Supplemental Security Income (SSI) or a U.S. Postal Service disability pension. A certificate from the State Commission for the Blind and Visually Handicapped stating that the applicant is legally blind. If the award letter or certificate states that the applicant's disability is permanent, there is no need to re-file evidence of disability for renewal.

** Income subject to change annually.*

VETERANS' EXEMPTIONS



Veterans' exemptions are limited to the primary residence of the veteran and apply to county, town, and highway taxes, but not to special district taxes or special assessments. Additionally, new state laws allow school districts the option of adopting this exemption for both the Alternative (2013) and Cold War Veterans' (2016) Exemptions. Currently all North Hempstead school districts have opted into these exemptions.

There are three types of exemptions available for veterans who served on active duty in the US Armed Forces:

Eligible Funds Veterans' Exemption is the old law based on money received during their military service. Veterans may continue to add to it by filing supplemental applications if they receive additional eligible funds. Veterans may continue the Eligible Funds Exemption or they may switch to the newer Alternative Veterans' Exemption if they feel it would be more beneficial. Once a veteran switches to the Alternative Veterans' Exemption, he/she cannot switch back to the Eligible Funds Law unless he/she moves to someplace in New York State which has opted not to provide the Alternative Veterans' Exemption. Eligible Funds veterans may also apply for the Alternative Veterans' Exemption for School Tax only.

Alternative Veterans' Exemption is based upon a person's service during wartime or in a combat area, receipt of an expeditionary medal, or if you were called to active duty during Operation Graphic Hand March 23, 1970 (*New!*). An exemption may also be granted for a service connected disability.

Additionally, Nassau County adopted an alternative property tax exemption for Gold Star Parents, defined as the parent(s) of a child who died in the line of duty while serving in the United States Armed Forces during a period of war.

Cold War Veterans' Exemption is for veterans who served during the Cold War period September 2, 1945 - December 26, 1991 (during periods other than Alternative Veterans' Exemption dates).

The law also provides an additional exemption to disabled Cold War veterans, equal to one-half of their service-connected disability ratings.



**VOLUNTEER FIREFIGHTERS
AND AMBULANCE CORPS**



Provides a property tax reduction to qualified volunteer firefighters and volunteer ambulance corps personnel. Property must be the primary residence and be located in a city, town or village that is served by the incorporated fire company, fire department or ambulance service of which the applicant is an enrolled member. Applicant must have five years of certified service. Those with more than 20 years of service may qualify for a lifetime exemption, which will not require the volunteer to reapply each year. In Nassau County, the exemption equals 10% of the assessed value of the property.

HOME IMPROVEMENT



The home improvement exemption is an eight-year decreasing exemption on alterations, reconstruction or property improvements that increases the assessed value of a one or two family home. Exemptions apply to county, town and special district taxes. School districts may opt out of this exemption. The value of the home improvement must be at least \$3,000 and is limited to \$80,000 in increased market value. The exemption applies only to the house, not to out buildings like sheds or to accessory improvements such as swimming pools. To be eligible, the greater portion of the original structure after reconstruction must be at least five years old.

PHYSICALLY DISABLED TAX REDUCTION PROGRAM FOR HOME IMPROVEMENTS



This exemption applies only to taxes levied by or on behalf of the county, town or school district granting the exemption. The exemption does not apply to special district levies. The exemption is equal to the amount of any increase in value of property attributable to improvements made for the purpose of facilitating and accommodating the use and accessibility of the property by (a) a resident owner of the property who is physically disabled or (b) a member of the resident owner's household who is physically disabled, if the member of the household resides on the property. The property must be a one, two, or three family residence. The exemption stays on the property as long as the disabled person lives there.

FIRST TIME HOME BUYERS–NEW HOME

This five-year decreasing exemption is for first time home buyers of a newly constructed home. In the first year, half of the sales price of the home is used as the exempt amount. The exemption decreases incrementally in years two thru five (50, 40, 30, 20, and 10). Applicants need to prove residency and must not have owned a home/vacation home within three years of the purchase. There are caps on the applicant's income and the purchase price of the home.

FIRST TIME HOME BUYERS–EXISTING HOME



First time home buyers of an existing home may apply for this five-year decreasing exemption. Applicants need to prove residency and must not have owned a home/vacation home within three years of the purchase. The exemption is for home improvements that add taxable assessed value to the home. To be eligible, applicants need to contract for the work within the first three months of the sale date. The minimum amount of the work done to the home is \$3,000 and there is no maximum. In the first year, half of the home improvement is used as the exempt amount. This exemption decreases incrementally in years two-five (50, 40, 30, 20, and 10).

Property tax exemptions and supporting documentation should be sent to:

Nassau County

Department of Assessment

240 Old Country Road, 4th Floor

Mineola, NY 11501

Telephone: (516) 571-1500

www.mynassauproperty.com

FILING DEADLINE IS

JANUARY 2, 2017

(Except the STAR Credit Program; register with NY State by July 1 - See STAR brochure)